



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, June 27, 2011

630 Garden Street: David Gebhard Public Meeting Room

3:00 P.M.

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL
CHRISTOPHER GILLILAND
GARY MOSEL
KEITH RIVERA
PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO GRANT HOUSE (ALTERNATE)

PLANNING COMMISSION LIAISON: BRUCE BARTLETT STELLA LARSON (ALTERNATE)

STAFF:

JAIME LIMÓN, Design Review Supervisor
HEATHER BAKER, Project Planner
TONY BOUGHMAN, Planning Technician
GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PROJECT DESIGN APPROVAL	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

GENERAL BUSINESS:

The Full Board meeting was called to order at 3:01 p.m. by Chair Manson-Hing.

Members present: Gilliland, Manson-Hing, Mosel, Rivera, Sherry

Members absent: Aurell, Zink

Staff present: Boughman, Shafer

A. Public Comment: No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of May 31, 2011.

Motion: Approval of the minutes of the Architectural Board of Review meeting of May 31, 2011, as amended.

Action: Rivera/Mosel, 5/0/0. Motion carried. (Aurell and Zink absent)

C. Consent Calendar.

Motion: Ratify the Consent Calendar of June 20, 2011. The Consent Calendar was reviewed by Clay Aurell.

Action: Rivera/Mosel, 5/0/0. Motion carried. (Aurell and Zink absent)

Motion: Ratify the Consent Calendar of June 27, 2011. The Consent Calendar was reviewed by Clay Aurell with landscaping reviewed by Chris Gilliland.

Action: Rivera/Sherry, 5/0/0. Motion carried. (Aurell and Zink absent)

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1. Mr. Boughman made the following announcements:

a) The project at 3851 State St, Panera Bread, has reduced the scope of the project and received Staff Approval. The project will return to the board for landscape review.

b) The Santa Barbara AIA Chapter will conduct Design Charrettes on Saturday July 16 from 9:00 a.m. to 4:00 p.m. and Saturday July 23 9:00 a.m. to 1:00 p.m. at Santa Barbara High School Gymnasium. The purpose of the Charrete is to inform the General Plan discussion on residential density by showing design examples.

c) Mr. Zink will be absent today.

E. Subcommittee Reports. No reports.

CONCEPT REVIEW - CONTINUED ITEM**1. 220 W MONTECITO ST****C-2 Zone****(3:10)**

Assessor's Parcel Number: 037-244-004

Application Number: MST2009-00493

Owner: Montecito Trust

Applicant: T-Mobile

Architect: MSA Architecture & Planning

Agent: Synergy Development Services

(Proposal is revised as a rooftop trellis with six antennas to be located within the trellis support columns. Four radio equipment cabinets are proposed to be installed on grade behind a new 7'-6" tall concrete masonry unit wall with rolling gate at an existing mixed-use building on an approximately 25,000 square foot parcel.)

(Third Concept Review. Project requires a finding of No Visual Impact. Last reviewed on August 9, 2010.)

Actual time: 3:08

Present: Ryan Shields representing T-Mobile.

Public comment was opened at 3:13 p.m. As no one wished to speak, public comment was closed.

Withdrawn

Motion: Project Design Approval and continued indefinitely to the Full Board with the comment to study refining the proportions and lowering the height of the new trellis and column elements in relation to existing proportions on building.

Action: Rivera/Sherry, 3/2. Motion carried. (Gilliland and Mosel opposed. Aurell and Zink absent)

Request by Mr. Rivera to withdraw the original motion because the Board is not willing to add the finding of no visual impact to the motion.

Alternate

Motion: Continued indefinitely to the Full Board with the comment to study refining the proportions and lowering the height of the new trellis and column elements in relation to existing proportions on building.

Action: Rivera/Sherry, 3/2. Motion carried. (Gilliland and Mosel opposed. Aurell and Zink absent)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 822 & 824 E CANON PERDIDO ST

C-2 Zone

(3:40)

Assessor's Parcel Number: 031-042-006

Application Number: MST2011-00182

Owner: Habitat for Humanity Southern Santa Barbara County

Architect: DeVicente & Mills

(Proposal for construction of 12 new two- and three-story residential condominium units, restricted to affordable covenants. The units will vary in size between 725 square feet and 1,356 square feet, and includes 9 two-bedroom units, 2 three-bedroom units, and 1 one-bedroom unit. A total of 15 on-site parking spaces will be provided, which include 12 one-car garages and 3 guest parking spaces. The proposal involves the demolition of two existing residential units, two garages and a carport, and a voluntary lot merger to merge two existing parcels into one approximately 19,303 square foot parcel. The project requires Planning Commission review for a Tentative Subdivision Map and requested zoning modifications for lot area to allow bonus density, parking, distance between buildings, and front setback encroachment.)

(Comments only; project requires Environmental Assessment and Planning Commission review for a Tentative Subdivision Map and Zoning Modifications.)

Actual time: 3:33

Present: Edward DeVicente, and Ryan Mills, Architects; Jan Hubbell, Board Member; John Peterson, Director of Operations, and Joyce McCullum, Executive Director, Habitat for Humanity.

Public comment was opened at 3:53 p.m.

Bill Blackwell, neighbor, suggested providing carports in lieu of garages to prevent their use as storage or living space; expressed concern about insufficient on-site parking and impacts to on-street parking.

Public comment was closed at 3:57 p.m.

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) The site planning and overall mass, bulk, and scale is supportable. Show the locations of existing significant trees and adjacent canopy trees and buildings that surround the site.
- 2) Provide a preliminary landscape plan.
- 3) The modification for parking does not have negative aesthetic impacts.
- 4) The project will respect the pedestrian master plan.
- 5) Refine the architecture to unify the style overall while maintaining individuality of units.

Action: Rivera/Gilliland, 5/0. Motion carried. (Aurell and Zink absent)

The Full Board meeting was adjourned at 4:41 p.m.

CONSENT CALENDAR (1:00)

Representatives present: Clay Aurell and Chris Gilliland

Staff present: Tony Boughman

ABR - REVIEW AFTER FINAL

A. 1600 ANACAPA ST

R-O Zone

Assessor's Parcel Number: 027-191-007

Application Number: MST2011-00083

Owner: Robert C. and Helen E. Wiley Trust

Contractor: Gosnell Tree & Landscape

(Proposal to remove a large existing Arancaria arancana [bunya-bunya] tree.)

(Review After Final to not install the approved replacement tree for large tree that was removed.)

Approved the Review After Final to not install the approved replacement tree for the large tree that was previously removed. Recommended, but not required, is a 24" box Fruitless Olive tree at the north end of the grass area, close to the stairwell.

ABR - NEW ITEM – PUBLIC HEARING

B. 1212 COAST VILLAGE RD

C-1/SD-3 Zone

Assessor's Parcel Number: 009-230-002

Application Number: MST2011-00229

Owner: Coast Village Road LLC

Architect: John Eisenbeise, AIA

Business Name: Cava Restaurant

(Proposal for a 167 square foot storage room addition including enclosure of an existing patio at the rear of an existing 2,273 square foot one-story restaurant building. The project requires Staff Hearing Officer review of a Coastal Development Permit.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a Coastal Development Permit.)

Continued indefinitely to the Staff Hearing Officer. Acceptable as submitted, if a Coastal Development Permit is not required, the project may return to Staff for ABR approval.

ABR - NEW ITEM**C. 923 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 029-313-004
Application Number: MST2011-00263
Owner: Santa Barbara Neighborhood Clinics
Applicant: Terry Keller

(Proposed replacement of nine windows in an existing one-story medical office building. The proposed windows are Jeld-Wen Custom Wood line, aluminum clad exterior dual-glazed, "Sea Foam Green" color. Minor stucco repair is also proposed.)

(Action may be taken if sufficient information is provided.)

Continued indefinitely to Consent Calendar with comments: 1) The large single glass is not consistent with the style of building. 2) The original casement windows should remain; replacing casement windows like for like or with semi-divided panes would be acceptable for approval by Staff. 3) Provide photos of all windows on building. 4) New windows without sills are appropriate.